

# FIRST HOME GUARANTEE UNLOCK YOUR FIRST HOME WITH 5% DEPOSIT



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### Disclaimer

Your complete financial situation will need to be assessed before acceptance of any proposal or product.

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# What is the First Home Guarantee?

The First Home Guarantee (FHG) is part of the Home Guarantee Scheme, a program managed by Housing Australia on behalf of the Federal Government.

It is designed to help first home buyers who can manage home loan repayments but may struggle to save a large deposit. Instead of waiting years to save the standard 20% deposit, buyers can purchase with as little as 5% deposit.

- ✔ Housing Australia provides a guarantee of up to 15% of the property's value to your lender.
- ✔ This helps you avoid costly Lenders Mortgage Insurance (LMI), which can add \$10,000–\$30,000 or more to the cost of buying a home.
- ✔ The guarantee is not a cash payment or grant; it's simply a safety net for lenders, so they feel secure approving your loan.

Currently, the scheme is limited to 35,000 places per financial year, available nationwide.



# Who Can Apply?

(Until 30 Sept 2025)

To qualify for the scheme under its current rules, you need to meet several requirements:



**Residency:** You must be an Australian citizen or permanent resident and at least 18 years old.



**Ownership history:** You must be a first home buyer or someone who hasn't owned a home or investment property in Australia for at least 10 years.



**Deposit:** You need a deposit of at least 5% of the property's value, but less than 20%.



**Living requirement:** The property must be your primary place of residence. Investment properties are not eligible.



**Income:** Based on your most recent Notice of Assessment from the ATO:

- Individuals: up to \$125,000 per year
- Couples (married or de facto): combined up to \$200,000 per year



**Loan type:** You must apply with a participating lender for a principal & interest loan, with a term of up to 30 years. Construction loans can include an interest-only period while the home is being built.

This ensures the scheme is targeted to genuine first home buyers who are financially ready to own and repay a mortgage.



## What Can You Buy?

(Until 30 Sept 2025)

The scheme covers a wide range of property types so buyers can choose what best suits their lifestyle and budget:

- Established homes – houses, townhouses, or apartments ready to move into.
- House and land packages – buy the land and build your new home as part of a combined package.
- Vacant land with a separate building contract – flexibility to choose your own builder.
- Off-the-plan apartments or townhouses – secure your future home before construction finishes.

Property price caps apply, and they vary depending on your location. For example:

- Sydney, Newcastle, Wollongong (NSW major centres): \$900,000 cap
- Melbourne, Geelong (VIC major centres): \$800,000 cap
- Brisbane, Gold Coast, Sunshine Coast (QLD major centres): \$700,000 cap
- Adelaide (SA), Perth (WA), Hobart (TAS): \$600,000 cap
- Regional areas: Lower caps apply, e.g., \$450,000–\$550,000 depending on the state.

*(These price caps will increase significantly from 1 October 2025 — see Page 7.)*

# How Can You Apply?

(Until 30 Sept 2025)

The application process is simple, but timing is important because places are limited:

- 1 Schedule a call with our team to confirm your eligibility and explore your options.
- 2 Choose a participating lender – not all banks and lenders are involved in the scheme, so you must go through an approved provider.
- 3 Apply for pre-approval – your lender will assess your application and, if you qualify, reserve a place under the scheme.
- 4 Find a property – once your place is secured, you'll have 90 days to sign a contract of sale.
- 5 Finalise your loan – your lender will complete the loan with the government guarantee attached, and you can move into your first home.

Because the current scheme has limited annual spots, timing is critical. Many buyers miss out if allocations run out before they're ready.



# Changes Coming from 1 October 2025

From 1 October 2025, major enhancements will take effect to make the scheme more inclusive, flexible, and aligned with today's property market.

What's changing:

- Unlimited places – no more annual quotas. The guarantee will be available whenever you're ready to buy.
- Income caps removed – eligibility will no longer depend on your income, opening the scheme to higher-earning buyers as well.
- Higher property price caps – reflecting current market values, giving buyers access to more realistic property options. For example:



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State/ Territory	Areas Covered	Current Cap (until 30 Sept 2025)	New Cap (1 Oct 2025)
NSW	Sydney, Newcastle, Wollongong	\$900,000	\$1,500,000
VIC	Melbourne, Geelong	\$800,000	\$950,000
QLD	Brisbane, Gold Coast, Sunshine Coast	\$700,000	\$1,000,000
WA	Perth	\$600,000	\$850,000
SA	Adelaide	\$600,000	\$900,000
TAS	Hobart	\$600,000	\$700,000
ACT	Entire Territory	\$750,000	\$1,000,000

- Regional stream simplified – the Regional First Home Buyer Guarantee will be merged into the main FHG, so there’s one clear, streamlined process for all.
- New eligibility tool – a modernised online tool will launch to make checking your eligibility easier and faster.

***These changes mean more Australians than ever will be able to access the scheme and purchase a home with just a 5% deposit.***



# Why Use the First Home Guarantee?

The First Home Guarantee gives buyers a powerful head start:

- ✔ **Buy sooner:** Enter the market with a smaller deposit instead of waiting years to save 20%.
- ✔ **Save money:** Avoid LMI fees, which can add thousands to your loan.
- ✔ **Greater property choice:** New price caps will make more homes eligible, especially in high-priced areas.
- ✔ **No more limits:** Unlimited places mean you won't miss out because of annual quotas.
- ✔ **No income restrictions (from Oct 2025):** Whether you're a moderate or high-income earner, you can access the scheme.
- ✔ **Nationwide coverage:** Available across all states, territories, cities, suburbs, and regional areas.



# About Us



**Mario Reyad**  
Founder of Expert Mortgages



## OUR STORY

Expert Mortgages was founded in 2018 by Mario Reyad, whose career began in Medical Science and the pharmaceutical industry. Although he valued his work in healthcare, Mario's true passion was property investment and the financial opportunities it creates for Australians.

After earning his mortgage license, Mario started from a small home desk, helping family and friends secure loans. Positive client experiences spread by word of mouth, and the business grew rapidly — built on trust, service, and results.

Mario's dedication has been recognised industry-wide:

- MPA Young Gun 2021
- Elite Broker Outsource Financial 2021
- Rising Star Finalist 2021 (The Adviser Better Business Awards)
- Elite Broker 2023/2024

These accolades reflect not just Mario's expertise, but the company's enduring commitment to helping Australians achieve financial security, one home at a time.

## WHO WE ARE

At Expert Mortgages, a mortgage is more than a loan — it's the foundation for dreams, security, and long-term wealth. We provide tailored lending solutions that empower Australians to make smarter financial choices and unlock opportunity.

### Our Specialties



#### Refinancing

reducing costs and giving clients greater financial control



#### First Home Buyers

guiding people through one of life's biggest milestones with confidence



#### Investment Property Loans

helping clients grow wealth through strategic property investment



#### Commercial Loans & Business Finance

delivering solutions that drive business growth



#### Asset Finance

funding the tools, vehicles, and equipment that bring ambitions to life

# Your journey to homeownership starts with the right partner

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